



CONSOLIDATED GOVERNMENT  
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PLANNING DEPARTMENT

Planning Advisory Commission

CLERK OF COUNCIL  
COLUMBUS, GEORGIA

May 17, 2023

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## MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, May 17, 2023, in the Council Chambers of the Citizen Service Center.

### Commissioners Present:

#### Chairperson:

**Vice Chairperson:** James Dudley

**Commissioners:** Ralph King, Shelia Brown, Patricia Weekley, Patrick Steed, Brad Baker, Xavier McCaskey

#### Virtually:

**Absent:** Gloria Thomas, Larry Derby

**Staff Members:** John Renfroe, Assistant Planning Director  
Morgan Shepard, Principal Planner

**CALL TO ORDER:** Vice Chairperson called the meeting to order at 9:00 a.m. All in attendance stood for the pledge of allegiance to the American Flag. He explained the rezoning process to the audience.

**APPROVAL OF MINUTES:** Vice Chairperson asked for a motion on the minutes. Vice Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

- 1. REZN--04-23-0714:** A request to rezone 0.60 acres of land located at 6700/6708 Green Island Drive. Current zoning is Single Family Residential -1 (SFR1). Proposed zoning is Single Family Residential -2 (SFR2). The proposed use is Single Family Residential. Leary & Brown, Inc is the applicant. This property is located in Council District 2 (Davis).

Morgan Shepard read the staff report.

**Applicant:** Leary & Brown, Inc

**Owner:** Leary & Brown, Inc

**Location:** 6700/6708 Green Island Drive

<b>Parcel:</b>		180-006-002/3
<b>Acreage:</b>		0.60 Acres
<b>Current Zoning Classification:</b>		Single Family Residential - 1
<b>Proposed Zoning Classification:</b>		Single Family Residential - 2
<b>Current Use of Property:</b>		Single Family Residential
<b>Proposed Use of Property:</b>		Single Family Residential
<b>General Land Use:</b>		Inconsistent Planning Area A
<b>Current Land Use Designation:</b>		Single Family Residential
<b>Future Land Use Designation:</b>		Mixed Use
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will increase to 25 trips (SFR2) up from 16 trips (SFR1) if used for residential use.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Fort Benning's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>Surrounding Zoning:</b>	<b>North</b>	Single Family Residential – 1 (SFR1)
	<b>South</b>	Residential Estates – 1 (RE1)
	<b>East</b>	Single Family Residential – 1 (SFR1)

**West** Single Family Residential – 1 (SFR1)

**Attitude of Property Owners:** **Thirteen (13)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received two (2) calls and/or emails regarding the rezoning.

**Approval** 0 Responses  
**Opposition** 2 Responses

**Additional Information:** River Road Overlay District

Vice Chairperson asked if the Commissioners have any questions.

Commissioner King asked what the minimum lot size was for SFR1.

Ms. Shepard answered 15,000 square feet for SFR1 and 10,000 square feet for SFR2.

Vice Chairman Dudley stated that the SFR2 would be inconsistent with the Future Land Use Plan which is mixed use. He stated it is also the case that the current zoning is inconsistent.

Ms. Shepard stated that is correct.

James McVay, addressed the Commissioners on behalf of the applicant. He provided information on the property; the property is two lots, and one home was built on both. That home has been demolished. Currently, they can build a home on each lot, one lot is 100 feet by 150 feet, the second lot is 75 feet by 150 feet. The applicant would like to replat the lots to be 90 feet by 150 feet and 85 feet by 150 feet. This would create two equal size lots. The existing larger lot meets the minimum lot size for SFR1 and the existing second lot is grandfathered in. Two homes can currently be built on one each lot. The applicant is not adding additional homes and will only build two homes.

Fred Marshall, 6716 Green Island Drive, addressed the Commissioners to oppose the request. He provided a background of the area and the homes on Green Island Drive. He is concerned with making sure the property lines are respected, drainage issues from the lot onto his lot, privacy, property values, consistency with the existing neighborhood and traffic. He believes property values will have a greater increase from one home built on two lots and not two homes and that one home on both lots will be more consistent with the street. Photos of the runoff and clay on neighboring properties was shown to Commissioners.

Vice Chairman Dudley asked staff about the drainage concerns and if the Engineering Department would look at that.

Ms. Shepard responded the Engineering Department would review the permits and inspect the property. Plans and construction would have to meet the standards of the ordinance.

Commissioner Baker clarified that the applicant can build a home on each lot as it stands right now, the Commission cannot change that.

Fred Marshall, 6716 Green Island Drive, addressed the Commissioners. He stated resale values would be higher for all the homes, if only one house was built. The size of the home on a smaller lot is inconsistent with the surrounding properties.

James McVay, addressed the Commissioners on behalf of the applicant. He stated the rezoning will allow for a large home on each lot. He stated the homes will be a minimum of 2,500 square feet and sell in the \$600,000 range. The homes will enhance the area. The homes will not be cookie cutter, they will be fully landscaped which will help with drainage. He stated it is not feasible to build one large home, the market in the neighborhood can't support that.

Vice Chairman Dudley asked Mr. McVay about the concern regarding the property line.

Mr. McVay stated their engineer will mark the lines as part of the replatting process.

Fred Marshall, 6716 Green Island Drive, addressed the Commissioners. He clarified that he does not believe this would decrease property values, but that building one home as opposed to two would increase the property values more.

Commissioner Steed moved to approve the proposed rezoning as presented and Commissioner Baker seconded; Case is approved (6-0 Physical / 0-0 Virtual).

**NEW BUSINESS:** Sheila Brown stated this would be her last meeting on the Planning Advisory Commission. She thanked fellow Commissioners and staff.

**OLD BUSINESS:** None

**ADJOURNMENT:** 9:25 AM

**RECORDING:** <https://www.youtube.com/watch?v=I9hwocNhksA>

  
Larry Derby, Chairperson

  
Morgan Shepard, Principal Planner